

## *Summary of Minutes*

**ECONOMIC DEVELOPMENT COMMISSION MEETING HELD ON FRIDAY, NOVEMBER 19, 2010 AT 12:00 PM IN THE HOOKER CONFERENCE ROOM OF CITY HALL AT SHOWERS, 401 NORTH MORTON STREET, BLOOMINGTON, INDIANA**

### **Call to Order**

The meeting of the EDC was called to order at 12:14 PM.

### **Roll Call**

Members present: Kurt Zorn, Mike Satterfield, Amanda Nickey.

Staff present: Adam Wason, Economic and Sustainable Development Assistant Director; Miah Michaelson, Economic and Sustainable Development Assistant Director; Margie Rice, City Legal Council; Inge Vandercrusse, City Legal; Jeff Holabaugh, Intern; Shazia Davis, Intern.

### **Approval of Minutes**

Mike Satterfield moved to approve the October 22, 2010 minutes by acclamation. Motion approved by general consensus.

### **Staff Report**

Adam Wason explained that all of our loans are current. Both Feast and Bloomingfoods payments have been made. Cha Cha is current and has made two payments since our new payment plan with them began. We thought we might be ready with a disruption bridge loan application as a result of the West 3<sup>rd</sup> Street project, but it is not ready yet.

### **New Business**

There is no new business.

### **Old Business**

#### **Tax Abatement**

Mr. Wason explained that between this past spring when the guidelines were approved and now, there have been some State Code changes forcing us to modify the document. There were also various portions of the tax abatement guidelines with language verbatim from the State Code. We have modified the guidelines to remove all of this verbatim language and simply reference the State Code in order to make the document more concise.

Margie Rice also expressed that we want to make our guidelines consistent with the state legislature being the regulating body. We have more process in place in our procedures than State Law requires. This is very consistent with the local code over the past several years. Everything comes here first, and then goes before the Council.

Mr. Satterfield asks about how the State Code was not clear before. Ms. Rice says that the designating body was not specifically defined prior to this.

Mr. Wason points out that the former definition section of the guidelines has been rearranged to be evaluation criteria. All of the information about Memorandums of Agreement is kept. Appendixes on project eligibility criteria were created, with definitions to provide additional assistance to users.

Kurt Zorn reads Resolution 10-10 of the EDC, describing that this resolution updates the former resolution approved in the spring. Mr. Satterfield moves that the EDC accept changes to the tax abatement guidelines as described in Resolution 10-10. Amanda Nickey seconds. Motion is approved by general consensus.

### **BIIF Guidelines**

Mr. Wason informs the EDC that the BIIF guidelines were taken to Common Council recently. There will be two minor changes to the guidelines. The threshold amounts proposed of \$75,000 for loans and all grants to not be taken to the Council were challenged. All grants will go to the Council for approval. The \$75,000 threshold amount is still being discussed.

Also, the BIIF Review Committee was originally specified to have seven members, four of them being staff. Due to possible conflict of interest, the Council is now recommending a five member review committee consisting of: Director of the Economic & Sustainable Development Department or his/her staff designee, Representative from City Legal, the EDC member that serves on the Common Council, a member from the Local Financial Lending Community, and the President of the EDC or his/her commission designee.

It wasn't clear in the guidelines that a 1% interest rate would be for all of the Disruption Bridge Loans, and that has been cleared up.

The BIIF Guidelines will be going back to the Council on December 1, 2010 for final approval.

### **BIIF Applications**

The three new application forms for BIIF will be sent for your reference after Thanksgiving. They do not need to be approved.

Mr. Satterfield moved to adjourn the meeting and Mr. Zorn seconded. Meeting was adjourned at 1:06PM.